



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, December 4, 2017

5:30 PM

City Hall, Briefing Room

Call to Order - Commissioner Briefing

It is the intent of the Planning and Zoning Commission to be briefed by staff, and that all items on the agenda shall be available or open for discussion during the Briefing Session. The Planning and Zoning Commission may ask applicants and other interested parties for information or presentations. All interested parties are invited to attend. Briefings are taped.

Agenda Review

Public Hearing
6:30 p.m. Council Chambers

Chairperson Lynn Motley Presiding

Invocation

Pledge of Allegiance to the US Flags and to the Texas Flag

Consent Agenda - Disapproval of Plats without Prejudice

Pursuant to the requirements of Local Government Code 212.009, the following plats are being brought before the Planning and Zoning Commission for consideration. These plats are in the review process and are pending the submittal of corrections by the applicants to bring the plats into compliance with City requirements. It is the recommendation of staff that these plats be disapproved without prejudice pending the submittal and review of the corrected plats. These plats will be returned to the Planning and Zoning Commission for further consideration upon completion of the review process.

- 1 [17-7389](#) P180101 - Preliminary Plat - Prairie Gate Addition
- P180102 - Preliminary Plat- Avilla Heritage
- P170103 - Final Plat- Clearview Estates
- P180104 - Preliminary Plat- Natitex
- RP180101 - Replat- Flex-N-Gate

Public Hearing Consent Agenda

Items listed on the Public Hearing Consent Agenda are considered to be routine and will be approved by one motion and one vote. There will be no separate discussion of the Public Hearing Consent Agenda items unless requested. If discussion is desired on an item, it will be considered separately. The Commission may ask questions of those present on an item from the Public Hearing Consent Agenda.

- 2 [17-7390](#) Approval of Minutes of the November 6, 2017 P&Z meeting.
- Attachments:** [PZ Draft Minutes 11-06-17.pdf](#)
- 3 [17-7394](#) RP171201 - Replat - Prairie Mead Addition (City Council District 3). Final Plat of Lot 1R, Block B, Prairie Mead Addition, a replat of 0.216-acres for the purpose of creating a single Lot. A portion of Lots 1 & 2, Block B, Prairie Mead Addition, City of Grand Prairie, Dallas County, Texas. The property is zoned SF-4, Single Family Dwelling District and addressed as 2325 Aggie Drive. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Julian Leyva.
- Attachments:** [Location Map.pdf](#)
- [Mailing List.pdf](#)
- [Exhibit - Replat .pdf](#)
- 4 [17-7395](#) SU160301A - Specific Use Permit Renewal - El Pollo Loco (City Council District 1). A Specific Use Permit renewal for a restaurant with a drive-through. The 1.09-acre property, zoned General Retail-1 (GR-1) District, is located at 2125 N. State Highway 360 (SH 360), is within the State Highway 360 (SH 360) Corridor Overlay District. Owner is Martin Schelling, Green Oaks DQ LL.
- City Council Action: December 12, 2017**
- Attachments:** [Location Map.pdf](#)
- [Exhibit A - Site Plan.pdf](#)

- 5 [17-7396](#) SU151201A - Specific Use Permit Renewal- Raising Cane's (City Council District 4). A Specific Use Permit renewal for a restaurant with a drive-through. The 0.72-acre Property, zoned Planned Development District-114A (PD-114A), is located at 2960 W. Camp Wisdom Road. The owner is Dave Carter with Life in the Fast Food Lane, LLC and the applicant is Robert Montgomery, Raising Cane's Restaurants.
City Council Action: December 12, 2017
Attachments: [Location Map.pdf](#)
[Exhibit A - Site Plan.pdf](#)
- 6 [17-7325](#) SU171102 - Specific Use Permit - All Storage (City Council District 2). Specific Use Permit request for Mini-Storage uses on an existing min-storage facility. Lot 1R, Block A, Enterprise Commercial Park Addition, City of Grand Prairie, Dallas County, Texas and addressed as 1102 W Pioneer Parkway. Zoning is C, Commercial District. The applicant is Coy Quine, Quine Associates, and the owner is Mark McDowell, Pioneer Drive-Thru Self Storage, Ltd.
City Council Action: December 12, 2017
Attachments: [Location Map.pdf](#)
[Mailing List.pdf](#)
[Exhibit A - Project Description.pdf](#)
[Exhibit B - Approved Site Plan.pdf](#)

Public Hearing Postponement, Recess, and Continuations

In accordance with Section 1.11.5.7 of the Unified Development Code (UDC) a public hearing for which notice has been given may be postponed by announcing the postponement at or after the time and place the hearing is scheduled to begin. A public hearing may be recessed and continued any time after the hearing has commenced. Section 1.11.5.7.C of the UDC states if a postponement or continuance of a public hearing is to a specific date and time no later than 60 days from the first or most recent hearing, the announcement of the postponement or continuance at the public hearing in which the application has been postponed or continued by the Planning and Zoning Commission shall be sufficient notice and no additional notice is required. However, the Planning and Zoning Commission may direct staff to re-notify postponed or continued applications for which public hearings have not yet commenced.

None

Items for Individual Consideration

None

Public Hearing

Members of the public may address the Commission on items listed on the agenda under Public Hearing Items. Persons wishing to address the Commission must first complete a request to speak card. A person may also use the request to speak card to indicate his or her support or opposition to a case without speaking. Cards may be picked up at the desk by the entrance to the City Council Chambers and may be deposited at the desk or given to a staff member. Speaking time is generally limited to five minutes per speaker. Per the by-laws of the Planning and Zoning Commission, the applicant and those favoring the request shall have a maximum of 30 minutes, including rebuttal, to present their arguments for the request. Those in opposition to a request shall have a maximum of 30 minutes to present their arguments against the request. When a large group is present, it is encouraged that representatives be appointed to speak for the group so that redundant testimony is minimized. Commissioners may have questions of those speaking at the public hearing. The time used to answer the Commission's questions will not be deducted from the allotted 30 minutes. These rules may be temporarily suspended, in whole or in part, by a unanimous vote of the Commission.

- 7** [17-7401](#) Z171202/S171205 - Zoning Change/Site Plan - Flex-N-Gate (City Council District 6). A Zoning Change/Site Plan to combine portions of PD-30, PD-55, and PD-250 into a single Planned Development for an industrial manufacturing/office facility in an existing 430,180 square foot industrial warehouse. Lot 1, Block D, Bardin Road Addition and Tracts 2, 2.3 and 2.4, Memucan Hunt Survey, Abstract No. 1723, City of Grand Prairie, Dallas County, Texas and Tract 1P, Memucan Hunt Survey, Abstract No. 757, Tarrant County, Texas, a total of 28.01 acres zoned PD, Planned Development within the Interstate 20 Overlay District and addressed as 1950 and 2150 Bardin Road. The agent is Richard Butwin, Ghafari Associates, LLC and the owner is Don Cumming, Flex-N-Gate

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Attachments: [Location Map.pdf](#)

[Mailings for Z171202 S171204.pdf](#)

[Exhibit A - Site Plan.pdf](#)

[Exhibit B - Elevations.pdf](#)

[Exhibit C - PD Zoning Document.pdf](#)

[Exhibit D - Operational Plan.pdf](#)

- 8 [17-7392](#) P171204 - Preliminary Plat - Mira Lagos East Townhomes North (City Council District 4). Preliminary Plat for Mira Lagos East Townhomes North with 125 residential lots, 6 open space lots, and 2 commercial lots on 20.732 acres. Tracts 2.3, 2.7, 3.1, 3.2, and 3.3, BBB & C RR Survey, Abstract 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, Lakeridge Parkway Overlay, generally located west of Lake Ridge Parkway and north of S. Grand Peninsula Drive. The owner/applicant is Ben Luedtke, Mira Lagos East Investors Group Ltd.

Attachments: [Location Map.pdf](#)

[Exhibit - Preliminary Plat.pdf](#)

- 9 [17-7315](#) S171104 - Site Plan - Mira Lagos Townhomes North (City Council District 4). A residential townhome development on 16.19 acres. Tracts 2.3, 2.7, 3.1, 3.2, 3.3, 4.1, B B B & C RR Survey, Abstract 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, within the Lakeridge Overlay District, and located west of Lake Ridge Parkway on the north side of S. Grand Peninsula Drive. The applicant is Ben Luedtke, Mira Lagos East Investors Group, Ltd.

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Attachments: [Location Map.pdf](#)

[Mailing List.pdf](#)

[Exhibit - Site Plan.pdf](#)

[Exhibit - Landscape Plan.pdf](#)

[Exhibit - Screening Plan.pdf](#)

[Exhibit - Site Plan.pdf](#)

[Exhibit - Building Elevations.pdf](#)

- 10 [17-7397](#) S171202 - Site Plan - Aura 360, Phase 2 (City Council District 4). Site Plan for Aura 360 Phase II, consisting of 351 multi-family residential units along with leasing, clubroom, and fitness facilities. Tracts 6C, 6C1, 6D, 6L, 6N, 6N1, 6N2, & 6P, James C. Armstrong Survey, Abstract No. 43, City of Grand Prairie, Tarrant County, Texas (proposed Lot 3, Block B, Prairie Waters-Southgate Development Addition) approximately 13.547 acres zoned PD-352 and partially within the SH 360 Overlay and addressed as 6450 S SH 360, 3655 Prairie Waters Drive, and 1009 and 1035 N Day Mirar Road. The applicant is Adam Brown, Trinsic Acquisition Company LLC and the owner is Charles A., TA Southgate Land Partners.

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Attachments: [Mailings for S171202.pdf](#)

[Location Map.pdf](#)

[Exhibit A - Site Plan.pdf](#)

[Exhibit B - Elevations.pdf](#)

[Exhibit C - Landscape Plan.pdf](#)

[Exhibit D - Landscaping and Parking Analysis.pdf](#)

- 11** [17-7412](#) P171203 - Final Plat - Aura 360, Phase 2 (City Council District 4). Final Plat, Lot 3, Block B, Prairie Waters-Southgate Development Addition. Tracts 6C, 6C1, 6D, 6L, 6N, 6N1, 6N2, & 6P, James C. Armstrong Survey, Abstract No. 43, City of Grand Prairie, Tarrant County, Texas, approximately 13.547 acres zoned PD-352 and partially within the SH 360 Overlay and addressed as 6450 S SH 360, 3655 Prairie Waters Drive, and 1009 and 1035 N Day Miar Road. The applicant is Adam Brown, Trinsic Acquisition Company LLC and the owner is Charles A., TA Southgate Land Partners.

Attachments: [Location Map.pdf](#)

[Exhibit A - Final Plat.pdf](#)

[Exhibit B - Preliminary Plat.pdf](#)

- 12** [17-7398](#) S171203 - Site Plan - Natitex (City Council District 1). Site Plan for development of a single story, 5,900 square foot medical office facility. A portion of tract 6.3, Elizabeth Gray Survey, Abstract No. 517, City of Grand Prairie, Dallas County, Texas, approximately 0.86 acres zoned Planned Development -12 (PD-12) District within the State Highway 161 (SH-161) Overlay Corridor District. The property is generally located east of the State Highway 161 NB Service Road and approximately 630 feet north of Desco Lane and addressed as 810 SH 161. The agent is Christy Jordan, the applicant: Rodney Zielke, and the owner is Stewart Hoffman, Natitex LTD.

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Attachments: [Location Map.pdf](#)

[Mailing List.pdf](#)

[Building Elevations and Landscaping and Screening.pdf](#)

[Exhibit A- SITE PLAN.pdf](#)

[Exhibit B - 1 LANDSCAPE.pdf](#)

[Exhibit C - Elevations.pdf](#)

[Exhibit D- DRIVEWAY.pdf](#)

- 13** [17-7400](#) Z171201 - Zoning Change - 2515 W. Jefferson St and 415 S. Great Southwest Pkwy. (City Council District 1). A Zoning Change from CO, Commercial Office District and C, Commercial District to PD, Planned Development. Lot 1, County Line Addition and Lot 2, Block A, R.E.S. Subdivision, City of Grand Prairie, Tarrant County, Texas, in the Central Business District No. 1, addressed as 2515 W. Jefferson Street and 415 S. Great Southwest Parkway. The owner is Patrick Lawler, Lawler Enterprises LTD.

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Attachments: [Location Map.pdf](#)

[Mailing for Z171201.pdf](#)

[Exhibit A - Zoning Document.pdf](#)

- 14** [17-7399](#) SU171202/S171201 - Specific Use Permit/Site Plan - El Pollo Loco (City Council District 2). A Specific Use Permit and Site Plan authorizing the construction and operation of a restaurant with a drive through on 1.149 acres. Lot 7, Block A, Bush & Pioneer Centre Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-351, SH 161 Overlay District, and located at 2660 S. Highway 161. The applicant is Matt Moore, Claymoore Engineering Inc. and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development.

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Attachments: [Location Map.pdf](#)

[Mailings for SU171202 S171201.pdf](#)

[Exhibit - Site Plan.pdf](#)

[Exhibit - Landscape Plan.pdf](#)

[Exhibit - Building Elevations.pdf](#)

Adjournment

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A., the Planning and Zoning Commission agenda was prepared and posted on December 1, 2017.

Chris Hartmann
Planning Secretary

The City Hall is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 972-237-8255 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.